

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NORTH DAKOTA**

In Re:	Case No.: 25-30004
The Ruins, LLC,	Chapter 11
Debtor.	

RRSB’S AMENDED EXHIBIT LIST FOR CONTINUED HEARING

NOVEMBER 20, 2025

(RE: MOTION TO CONVERT)

Creditor Red River State Bank (“RRSB”) hereby provides the following Amended Exhibit List with respect to the following matters set for the continued hearings on **November 20 and/or Nov. 25, 2025:**

- **ECF 109** – Motion by Red River State Bank to Convert Case from Chapter 11 to 7
- **ECF 131** - Joinder by Watertown Development Co to RRSB’s Motion to Convert Case from Chapter 11 to 7
- **ECF 143** – Objection to Motion to Convert filed by Debtor The Ruins, LLC

EX. NO.	DATE	WITNESS	DESCRIPTION	W I L L O R M A Y	* S T I P U L A T E D	§ O F F E R E D	O B J E C T I O N	R E S E R V E D	O V E R R U L E D	S U B S T A I N E D	W I T H D R A W N	R E C E I V E D
			Amended Proof of Claim No 1 (Ruins) filed on 9/12/2025	W	X							

ECF 59			Affidavit of CBRE and Appraisal Report [ECF 59] Exhibit 1 – CBRE Appraisal Report	W													
ECF 60-1			Affidavit of Matt Gehrtz, Gehrtz Construction Services [ECF 60] Exhibit A – Gehrtz Construction Observation Report dated May 24, 2024 Exhibit B – Gehrtz Construction Observation Report dated September 27, 2024 Exhibit C – Gehrtz Construction Observation Report dated June 10, 2025	W													
ECF 84			Affidavit of Charles Aarestad re: First Ruins Note [ECF 84]	W	X												
ECF 85			Affidavit of Charles Aarestad re: Second Ruins Note [ECF 85]	W	X												
ECF 86			Affidavit of Charles Aarestad re: Third Ruins Note [ECF 86]	W	X												
ECF 87			Declaration of Daniel Otto (President, D&M Industries) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 87] <u>Exhibit A</u> – Recorded Statement of Claim for Mechanic’s, Materialmen’s or Laborer’s Lien on Real Property dated 2/14/2023 <u>Exhibit B</u> –Payment Records, Invoices, Payment Applications, and Lien Waivers for the Ruins Project [RRSB Ruins 03688-03758] <u>Exhibit C</u> – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Generations Project [RRSB Ruins 06048-06139] <u>Exhibit D</u> – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Craig Lake Home [RRSB Ruins 03811-03917]	W	X												
ECF 88			Declaration of Kristin Jensen (KLJ Engineering, LLC) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 88] <u>Exhibit A</u> - Craig Lake Home Invoices and Professional Services Agreement [RRSB-KLJ Engineering LLC SD Subpoena 0007, 0024-0034]	W	X												

[illegible]

95-1			Declaration of Joshua Luther (CBRE) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 95]															
ECF 95-2			Exhibit B – 2022 Ruins Appraisal Declaration of Joshua Luther (CBRE) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 95]	W														
ECF 95-3			Exhibit C – 2023 Ruins Appraisal Declaration of Joshua Luther (CBRE) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 95]	W														
ECF 96			Declaration of Sara J. Mueller (Hebron Brick Supply Co.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 96] <u>Exhibit A</u> – List and Ruins Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007-0019] <u>Exhibit B</u> – List and Craig Lake Home Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0067-0075] <u>Exhibit C</u> – List and Generations Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0031-0047] <u>Exhibit D</u> – List and Parkside Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0020-0030] <u>Exhibit E</u> – List and Lofts Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0065-0066]	W	X													
ECF 97			Declaration of Cody Madsen (Town & Country Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 97] <u>Exhibit A</u> – Craig Development, LLC Bank Account Statement for Account ending -303 for the period of June 1, 2023 through June 30, 2023 <u>Exhibit B</u> – Jesse Craig Bank Account Statements for Account ending -641 for the period of May 4, 2022 through May 31, 2022	W	X													
ECF			Declaration of Clay Greenwood (First Community Credit Union) Certifying Records	W	X													

[illegible]

			02594-02609] <u>Exhibit 13</u> - Ruins Draw #13 [RRSB Ruins 02610-02615] <u>Exhibit 14</u> - Ruins Draw #14 [RRSB Ruins 02616-02624]														
ECF 132			Declaration of Rob Dewit (Baete-Forseth, HVAC, LLC) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 132] <u>Exhibit A</u> – Account Statement, Invoices and Payment Records for Ruins <u>Exhibit B</u> – Payment Applications and Payment Records for Generations <u>Exhibit C</u> – Payment Applications, Payment Records, and Lien Waiver for Parkside <u>Exhibit D</u> – Payment Applications, Payment Records, and Lien Waivers for Lofts	W	X												
ECF 133			Declaration of Beau Koopal (Infrastructure Design Group, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 133] <u>Exhibit A</u> – Account Statement, Payment Records, & Lien Waivers for Ruins <u>Exhibit B</u> - Account Statement, Invoices, Payment Records & Lien Waivers for Generations <u>Exhibit C</u> – Professional Services Agreement, Account Statement, Invoices, Payment Records, & Lien Waivers for Parkside <u>Exhibit D</u> – Account Statement, Payment Records & Invoices for Lofts	W	X												
ECF 134			Declaration of Rick Kloos (Kloos Electric) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 134] <u>Exhibit A</u> – Estimate, Invoices & Payment Records for Ruins <u>Exhibit B</u> – Payment Applications, Estimates, Invoices, Payment Records, & Lien Waivers for Generations <u>Exhibit C</u> – Payment Applications, Estimate and Invoices, Payment Records, & Lien Waiver for Parkside <u>Exhibit D</u> – Payment Applications, Estimate and Invoices & Payment Records for Lofts	W	X												
ECF			Declaration of Jason Meester (Watertown Cashway Lumber, Inc.) Certifying Records	W	X												

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			page 4																
ECF 32			Ruins MOR for period ending 1/31/2025 [ECF 32]	M	X														
ECF 78			Ruins Amended MOR for period ending 02/28/2025 [ECF 78]	M	X														
ECF 79			Ruins Amended MOR for period ending 03/31/2025 [ECF 79]	M	X														
ECF 80			Ruins Amended MOR for period ending 4/30/2025 [ECF 80]	M	X														
ECF 81			Ruins Amended MOR for period ending 5/31/2025 [ECF 81]	M	X														
ECF 82			Ruins Amended MOR for period ending 6/30/2025 [ECF 82]	M	X														
ECF 83			Ruins Amended MOR for period ending 7/31/2025 [ECF 83]	M	X														
ECF 84			Ruins MOR for period ending 8/30/2025 [ECF 84]	M	X														
RR 1			Email from Jesse Craig to Charles Aarestad 7/27/2022 re: Verification of Liquid assets (Cash & Checking) [RRSB Ruins 02790-02797]	W	X														
RR 2			Email from Jesse Craig to Charles Aarestad 8/15/2023 re: PFS [RRSB Ruins 03367-03395]	W	X														
RR 3			The Ruins, LLC Answers to Interrogatories and Request for Production of Documents (Set I) dated 9/22/2025	M	X														
RR 4			Construction Loan Agreement dated 3/9/2022 [RRSB Ruins 01078-01088]	W	X														
RR 5			Promissory Note dated 7.14.22 to Jesse Craig <i>et. al.</i> ; Loan Agreement between Jesse Craig, <i>et. al.</i> and Charles Aarestad dated 4/17/2023; Loan Restructure Agreement dated 6/29/2023; and check for \$400,000	M	X														
RR 6			Promissory Note dated 12/09/2022 to Craig Holdings, LLC; Loan Agreement between Jesse Craig <i>et. al.</i> and Randall Aarestad; Loan	M	X														

[illegible]

ECF 175			Declaration of Charles Aarestad (Red River State Bank) Certifying Records Pursuant to Federal Rule of Evidence 902(11) RE: RRSB Ruins Bank Account [ECF 175] Exhibit A – RRSB Bank Statements for the Ruins Account ending -3782	W															
ECF 176			Second Declaration of Clay Greenwood (First Community Credit Union) Certifying Business Records Pursuant to Federal Rule of Evidence 902(11) [ECF 176] Exhibit A – Selected Checks and Transaction Receipts from the FCCU Craig Development Account ending -1711 Exhibit B – Selected Checks and Transaction Receipts from the FCCU Craig Properties Account ending -4695	W															
ECF 177			Declaration of Danielle Harless (Red River State Bank) re: Funds/Transfers Unrelated to the Ruins Project [ECF 177] Exhibit A – Summary Table of Transfers from RRSB Ruins Account to FCCU Craig Accounts w/ Financial Records Exhibit B – Summary Table of Transfers to Jesse Craig w/ Financial Records Exhibit C – Summary Table of Transfers to Mulinda Craig w/ Financial Records Exhibit D – Summary Table of Transfers to Jordan Horner w/ Financial Records Exhibit E – Summary Table of Transfers to Sydney Craig w/ Financial Records Exhibit F-1 – Summary Table of Transfers to Craig Entities w/ Financial Records Exhibit F-2 – ND Secretary of State Business Registration Information for Craig Entities Exhibit G – Summary Table of Transfers Related to Craig Lake Home w/ Financial Records Exhibit H – Summary Table of Transfers Related to Non-Ruins Mortgages or Loans w/ Financial Records Exhibit I – Summary Table of Miscellaneous Transfers w/ Financial Records	W															
ECF			Exhibit RRSB's Chapter 11 Plan of Reorganization of The Ruins, LLC [ECF 178]	W															

Re: The Ruins LLC
Case No. 25-30004

STATE OF)
) SS **CERTIFICATE OF SERVICE**
COUNTY OF CASS)

The undersigned does depose and say that on November 18, 2025, the following document(s):

**RED RIVER STATE BANK'S AMENDED EXHIBIT LIST FOR CONTINUED
HEARING NOVEMBER 20, 2025 (RE: MOTION TO CONVERT)**

was served electronically to the following:

All ECF Filing Participants

/s/ Kesha L. Tanabe